



GRASSROOTS
REALTY GROUP

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269 Skyview Shores Manor NE
Calgary, Alberta

MLS # A2268068



\$679,990

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,837 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional 2,400+ sq. ft. home in Skyview Ranch featuring a city-approved LEGAL BASEMENT SUITE, perfect for first-time buyers or investors seeking extra income. The basement, previously rented for \$1,350/month, includes separate kitchen, laundry, bedroom(s), rec room, and side entry access. There are two windows in the basement. LEGAL BASEMENT SUITE can be extra mortgage helper. The main house boasts 1836+ sq. ft. of living space with hardwood flooring, a gas stove with chimney hood, granite countertops, and a fridge with a water line. Enjoy cozy nights by the living room fireplace, and entertain guests on the spacious backyard deck. Iron railings and elegant design details add to the home's charm. Upstairs features a large master bedroom with walk-in closet and 4-piece ensuite, along with well-carpeted bedrooms and ample space for family/Bonus room. The big bonus room also has a door that can be also used as a bedroom/rec space. Additional highlights include a front double car garage, two-car driveway, and a big backyard ideal for outdoor living. Skyview Ranch offers excellent amenities including Prairie Sky School, French schools, nearby plazas, bus stops, and school bus service, with easy access to Stoney Trail, Country Hills, and major highways. The house also sits on a regular lot featuring a big backyard and a deck. This home perfectly blends comfort, style, and investment potential in a prime location. Don't miss your chance to make it yours!